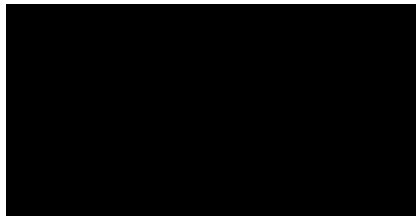


place their fence back, if possible, especially on side and rear property lines 1 - 2 feet. This gives an added certainty to the homeowner that he or she is on their own property and provides room for maintenance on the out facing side of the fence even though most neighbors are agreeable to allowing you on their land for maintenance. When you purchased your home you may have received a survey like document titled "Mortgage Loan Inspection." Do not rely on this document to determine your property line. It is not a boundary survey and usually has a disclaimer in one of the corners warning that its purpose is only to satisfy the requirements of the mortgage lender relative to such things as building placement, approximate lot dimensions and zoning setbacks.

Does the "good" side of the fence have to face my neighbor?

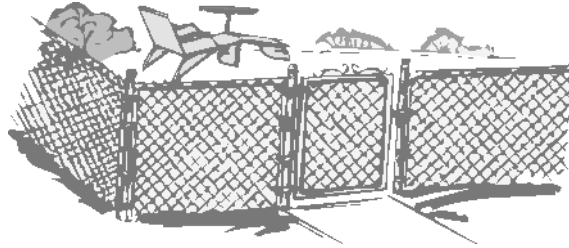
No, this is not required by either State or local law. As a matter of courtesy most fences are installed with the "good" side facing the public or the neighbor. This practice speaks to the custom of projecting to our neighbors and the public a pleasing and welcoming view of our home.



From a more practical standpoint, if security is a reason for the fence generally placing the "good" side out eliminates toe holds and gripping surfaces that might be used to scale the fence.

How high can a fence be built?

Fences around swimming pools must be at least 48 inches high. Rarely is there a need for fence over 6 feet high. Although not prohibited, fences over 6 feet high may be construed as a spite fence as defined by State Law. This is a civil matter between the parties involved, as are disputes over the location of property lines.



What about barbed wire and electric fences?

These are not regulated by State law or local ordinance. They are inappropriate for use in residential areas. Barbed wire is appropriate in commercial/ industrial areas where hazards exist or added security is needed and in agricultural areas to restrain livestock. Electric fencing is appropriate only to restrain livestock. Livestock are permitted only in the Rural Residence and Agriculture Zones of Bangor. Please contact the Code Enforcement Office to find out how your property is zoned. Property owners considering these types of fencing are advised to consult with their attorney and homeowners insurance agent before proceeding.

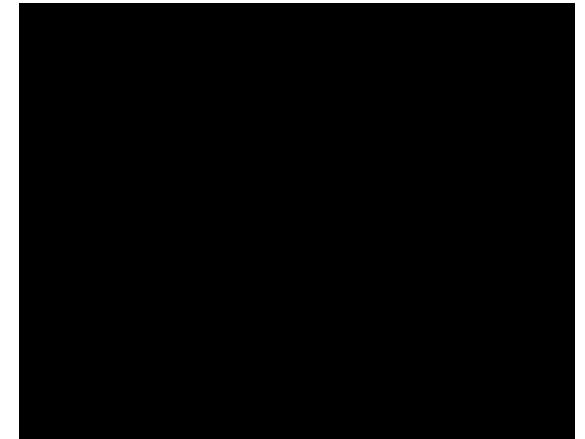


City of Bangor
Code Enforcement
73 Harlow Street
Bangor, Maine 04401
(207) 945-4400



Code Enforcement

Fence Guide



The information set forth in this brochure is intended to be informative and educational. Any aspects of residential fencing which are regulated by law are specifically noted.

Generally homeowners erect fences to effect privacy, security and physical/visual definition.

While individual rights and tastes are of paramount concern, the entire community can be affected by fencing that creates a “closed” atmosphere.

Fences are used for a variety of reasons including, but not limited to:

- ✓ Property Separation
- ✓ Security
- ✓ Space Definition
- ✓ Pet Control



Careful consideration should be given when planning the fence so that the physical and visual impact on neighbors is minimal. When considering fencing for your property, please remember that one of the primary objectives within these overall guidelines is to maintain an ‘open’ atmosphere within the community.

We would like everyone to give first consideration to the alternatives for fencing, such as landscaping and plant materials. If, however, a fence is chosen to satisfy your needs, the following general criteria should be considered:

1. Meet with your neighbors to explain your plans and fence design.
2. The height and design of fencing should generally be in conformity to other fencing in the area.
3. Fencing should relate architecturally to the type of house and topography that is prevalent in the area to be fenced.
4. Planting may be integrated with fencing to soften any harsh effects of a long stretch of stark fence.

Fence types depend primarily on the need or use required by the fence to be built. The following definitions and illustrations will assist the planner in determining the type of fence needed.

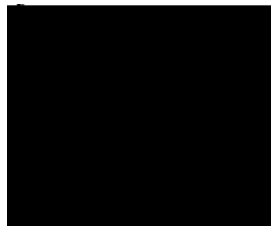
PROPERTY SEPARATION

If the goal of the homeowner is property separation, but not privacy, then an open fence such as a split rail or four, five, or six board estate, provides a physical and visual definition of the property without obstructing views and creating a closed situation. Green or brown wire or vinyl mesh may be attached to the inside of open fence styles when a measure of security (e.g., for restricting children or pets to or from their property) is needed. This is intended to maintain a high degree of open appearance in the community.



SECURITY

Should a homeowner desire more security than can be provided by an open style fence, chain link or using a vertical architectural style can be used. For example, picket fences (with adequate spacing between boards), or board-on-board fences are acceptable in that they satisfy most security objectives while maintaining a degree of openness in the community.



PRIVACY

It is suggested that if the goal is to effect privacy, the homeowner should also consider the effects that light and ventilation may have on the decision to construct this type of fence.

HEIGHT

The height of a fence should generally be reflective of the topography and purpose that the fence is being built to accomplish. Generally, a fence should be no taller than six (6) feet high.

MATERIALS

Fencing should be compatible with the materials, color, style and architectural design of the applicant's house.



FREQUENTLY ASKED QUESTIONS

Is a permit required for a fence in Bangor?

Yes, under the INTERNATIONAL BUILDING CODE a building permit is required. This consists of a one page form and a plot plan showing the location of the fence on your property. Generally fencing permits are the minimum permit fee of \$34.00 which covers the first \$2,500.00 of work.

Where can my fence go?

It can go up to your property line. However, we always caution citizens of the uncertainty, especially in older, established neighborhoods of the location of property lines. Accurate surveys were not always done, pins move or are removed. We urge people to